

TAYLOR CREEK TWP-RIDGEMONT SD BM  
RIDGEMONT SD/BMRT AMBULNCE

00385

Hardin County, Ohio  
Michael T. Bacon, Auditor

41-130030.0000  
D19

RES  
2025

sale

2022 BOECHER LUKE	2017-08-23				
2023 BOECHER LUKE	2017-08-23				
2024 BOECHER LUKE	2017-08-23				
2025 BOECHER LUKE	2017-08-23	10296	1.079A		
18855 TR 133	LWD				
KENTON OH 43326		\$75,500			

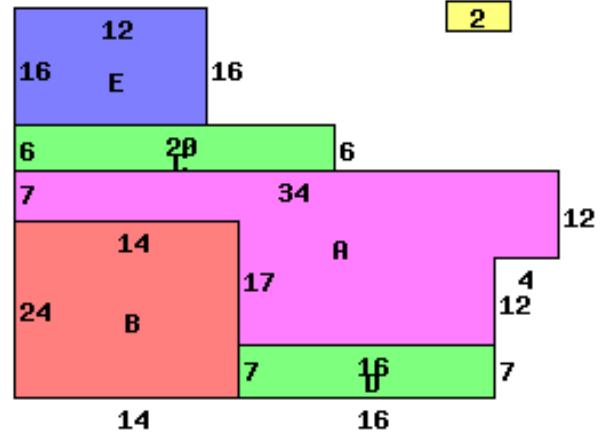
Eff Rate:-	47.22	39.76	40.14	39.56	a/r
Tax Year	2022	2023	2024	2025	CAMA
Prop Cls	511	511	511	511	511
Acres	1.0800	1.0800	1.0800	1.0800	
Land100%	12830	15400	15400	15400	15400
Bldg100%	74800	90710	90710	90710	90710
Totl100%	87630t	106110t	106110t	106110t	106110t
Cauvl00%					
Tax Value:					
Land 35%	4490	5390	5390	5390	5390
Bldg 35%	26180	31750	31750	31750	31750
Totl 35%	30670t	37140t	37140t	37140t	37140t
Hmstd35%					
Owner Oc					
Hmstd RB					
Net Tax	1318.78	1345.20	1359.20	1338.32	
Sp-Asmnt	23.63	23.63	30.72	30.72	

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE		
1	F/C	M		530		a	*MAIN
1HB	F	A		336		b	ADDTN
	FFP	P		120	4800	c	PORCH
	OFF	P		112	3360	d	PORCH
	F	G		192	4610	e	GRAGE

Sale#	#p	sale date	To	Type/Invalid?	Sale\$	co:land	co:bldg
406	1	2017-08-23	BOECHER LUKE	LWD	75500	10740	31460
353	1	2014-08-15	KOEHLEH HUNTER RIDGE	LWD	68000	10740	31470
160	1	2013-04-05	HERZOG SHAWN	LWD	43250	10740	25290
181	1	2010-05-17	BAKER JESSE F	LWD *	0	10740	35800
6	1	2010-01-07	SECRETARY OF HOUSING & UR	LWD *	0	10740	35800
556	1	2009-12-07	WELLS FARGO BANK NA	LSH *	51000	10740	35800
382	1	1998-07-07	PURCELL TONYA R	LWD	71000	8060	20310
34	1	1995-01-17	HENDRICKSON BLAKE CHRIST	LWD *	40000	0	0

Year	Land	Bldg	Total	Net Tax
2021	4490	26180	30670	1363.06
2020	4490	26180	30670	1270.46

Project	ben acres	%	factor
902 MAIN DISTRICT CONSERVANCY			XA/2025
500 HARDIN COUNTY LANDFILL			XA/2025
333 TAYLOR CREEK #1096 - SCIOTO			XA/2025



18855 TR 133 43326

Occupancy 1 Single Family		*DWELLING COMPUTATIONS
Story Height 1H		Sq-Ft Value
Floor Level	Main	FRAME 866 98710
	Part Upper	FRAME 336 19610
	Basement	168 3540
	Subtotal	121860
Metal	Roof	GABLE
Plaster/Drywall	X X	Garages and Carports 4610
Unfinished Wall	X	Extra Features 8160
Floor/Pine	X X	Total Value 134630
Floor/Carpet	X	
Number of Rooms	1 5 1	PUB ELECTRIC
Bedrooms	2 1	PRIV WATER
		PRIV SEWER
Central Heat	A	PUB PAVED ST/RD
GRAV AIR		
Plumbing		Neighborhood:
Standard	1	Code: 3900
		Dwl/Gar/NC% 1.2300

Bldg Type	SHB+Cons	DixHt	Area	Unit	Grade	Blt/Renov	Cond	Replace	Phy Dpr	Fnc Dpr	True Value
1 DWELLING	1 F/C	12X16	1202		C-	OLD/GD		121170	.40		89420
2 Shed		12X16	192		D	2013AV		1840	.30		1290
homesite	acres/	effective	depth	actual	effective	extended	true				
small acreage	frontage	frontage	depth	rate	rate	value	value				
	1.0000	15000	15000	5000	5000	15000	15000				
	.0800	5000	5000			400	400				